



**Know all Persons by these Presents,**  
**013844**

**That** I, DANA CASWELL of Norridgewock, Somerset County, Maine

in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

paid by STEPHEN FRANK DEFELICE, JR. and JUDITH MARIE DEFELICE, both of Waterville, Kennebec County, Maine

whose mailing address is 70 Johnson Heights  
Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said STEPHEN FRANK DEFELICE, JR. and JUDITH MARIE DEFELICE as joint tenants and not as tenants in common and their heirs and assigns and the survivor of them and the heirs and assigns of the survivor of them forever,

~~Heirs and assigns forever.~~

The land in ~~Waterville~~, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

PARCEL I: A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point marked by a 1/2 inch iron rebar and cap #1182, said point being on the easterly or northeasterly side of North Avenue, said point being N 56 00'26" W along the easterly or northeasterly side of North Avenue a distance of 152.00 feet from the intersection of the easterly or northeasterly side of North Avenue and the northerly side of Roosevelt Avenue; thence N 56 00'26" W along the easterly or northeasterly side of North Avenue a distance of 164.49 feet to a point marked by a 1/2 inch iron rebar and cap #1182; thence northerly along a curved line, said curved line having a radius of 5.03 feet and a deflection angle of 142 53'29" right, a distance of 12.56 feet to a point on the southerly side of Johnson Heights, said point being marked with a 1/2 inch iron rebar and cap #1182; thence S 58 41'52" E along the southerly side of Johnson Heights a distance of 253.59 feet to a point marked by a 1/2 inch iron rebar and cap #1182; thence S 80 29'57" W a distance of 165.72 feet to the point of beginning. Said parcel to contain 14,500 square feet. Bearings are referenced to an Observed Magnetic North- May, 1994.

PARCEL II: A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

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Beginning at a point on the southerly side of Johnson Heights, said point being N 31 17'38" E a distance of 0.25 feet from a 1 inch iron pipe, said point being the northwesterly corner of land conveyed to R. Vincent Letourneau and Doris L. Letourneau by H. Wilbur Holmes and Elizabeth Holmes on April 11, 1969 by deed recorded in the Kennebec County Registry of Deeds in Book 1491, Page 79; thence S 31 17'38" W along the westerly line of land conveyed to R. Vincent Letourneau and Doris L. Letourneau by the above-mentioned deed a distance of 0.25 feet to a point marked by the before-mentioned 1 inch iron pipe, and thence continuing S 31 17'38" W along the westerly line of land of Letourneau an additional distance of 99.75 feet, for a total distance of 100.00 feet to a point marked by a 1-3/4" inch iron pipe, said point being the southwesterly corner of Letourneau and the northwesterly corner of Beatrice Daigle (Kennebec Registry of Deeds Book 2540, Page 295) thence continuing S 31 17'38" a distance of 100.00 feet to a 1 inch iron pipe and the northerly side of Roosevelt Avenue, said point being the southwesterly corner of land conveyed to Beatrice Daigle by deed above referred to; thence N 58 41'52" W along the northerly side of Roosevelt Avenue a distance of 35.00 feet to a point marked by a 1/2 inch iron rebar and cap #1182; thence continuing N 58 41'52" W along the northerly side of Roosevelt Avenue a distance of 19.26 feet to a 1/2 inch iron rebar and cap #1182, said point being the intersection of the northerly line of Roosevelt Avenue and the easterly or northeasterly side of North Avenue; thence N 56 00'26" W along the easterly or northeasterly side of North Avenue a distance of 152.00 feet to a point marked by a 1/2 inch iron rebar and cap #1182; thence N 80 29'57" E a distance of 165.72 feet to a point on the southerly side of Johnson Heights, said point being marked with a 1/2 inch rebar and cap #1182; thence S 58 41'52" E along the southerly side of Johnson Heights a distance of 25.00 feet to a point marked by a 1/2 inch iron rebar and cap #1182; thence continuing S 58 41'52" E along the southerly side of Johnson Heights a distance of 25.00 feet to the point of beginning. Said parcel to contain 22,741 square feet. Bearings are referenced to an Observed Magnetic North- May, 1994.

Excepting and reserving to the Waterville Sewerage District a 15 foot sewer line easement according to a deed of Lewis J. Rosenthal to the Waterville Sewerage District dated September 1, 1955 as recorded in the Kennebec County Registry of Deeds in Book 1014, Page 25, said 15 foot strip being centered 42.50 feet westerly along the southerly side of Johnson Heights from the northeasterly corner of the above described parcel, and parallel to the easterly line of the above described parcel.

Being all and the same premises conveyed by Robert A. Rosenthal, Arlyne R. Sacks, as Personal Representatives of the Estate of Lewis J. Rosenthal, and as Trustees of the Lewis J. Rosenthal Revocable Trust, to Dana Caswell, in a warranty deed dated December 10, 1996 and recorded in the Kennebec County Registry of Deeds in Book \_\_\_\_\_, Page \_\_\_\_\_.

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**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said STEPHEN FRANK DEFELICE, JR. and JUDITH MARIE DEFELICE, as joint tenants as aforesaid

~~hereunto assign~~, to them and their use and behoof forever.

**And** T do ~~renewant~~ with the said Grantee, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will ~~warrant and defend~~ the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** T, the said DANA CASWELL

and

~~husband/wife~~ of the said

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 12<sup>th</sup> day of the month of May, A.D. 19 99.

**Signed, Sealed and Delivered**  
in presence of

*Stephen H. Boyfield*

*Dana Caswell*  
Dana Caswell

State of Maine, County of Somerset

at:

May 12<sup>th</sup>, 19 99.

Then personally appeared the above named DANA CASWELL

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Stephen H. Boyfield*  
Notary Public  
Attorney at Law

RECEIVED KEENEBCO SS.

1999 MAY 20 AM 9:56

ATTEST: *Thomas B. Moore*  
REGISTER OF DEEDS

Printed Name, *Stephen H. Boyfield*